

**SITE PLAN COMMITTEE
AUGUST 22, 2006**

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Jeff Evans, Julie Aitken and Sam Engel, Jr. Also present were Planner David Abramson and Secretary Janet Gale recording the meeting. James Aucamp, Jr., was absent.

2. APPROVAL OF MINUTES: June 27, 2006
July 11, 2006
July 25, 2006

Ms. Aitken made a motion, seconded by Mr. Engel, to approve all the minutes. In a voice vote with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Ms. Aitken made a motion, seconded by Mr. Engel, to address item 3.2 first since it was expected to be brief. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

Modifications

3.2 SPM 8-2-06, 595 Corporate Park of Commerce, 10350 State Road 84, (CC, Commerce Center District)

Stephanie Toothaker and Rosa Ramos, representing the petitioner, were present to provide a color board and insured that the signage package complied with the recommendations which had been made by the Committee at the previous meeting.

Ms. Aitken asked about the four recommendations which were made by staff. Mr. Abramson explained that those recommendations were directed to the previous developer; however, staff was satisfied that this applicant had complied with those recommendations.

Chair Breslau asked if the signage for the second floor was consistent and Mr. Abramson responded affirmatively. It was confirmed by Ms. Toothaker that the lettering would be reversed channel, white neon backlight and brushed stainless steel lettering. The only exceptions were to be business logos.

Ms. Aitken made a motion, seconded by Mr. Engel, to approve based on staff's recommendation. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 4-0)**

3.1 SPM 9-3-04, Summit – Questa Montessori School: Phase II Expansion, 5451 SW 64 Avenue (CF, Commercial Conservation) **(tabled from June 27, 2006)**

Regina Bobo-Jackson, Thomas Plansker, Judy Dempsey and Ilija Moss crop, representing the petitioner, were present. Mr. Abramson updated the Committee on the progress of the project with regard to Development Review, Planning and Zoning Division and Engineering comments.

Chair Breslau noted that the petitioner disagreed with staff recommendations two and three regarding the roofing material and roof design. Later in the meeting, all three of these issues had been resolved. He proceeded to go through the list of recommendations with Mr. Moss crop beginning with item two, emergency access. Mr. Moss crop explained how the plan was improved; however, Mr. Engel pointed out that there was still a problem with “jumping the curb” at the access on Davie Road. Mr. Moss crop advised of a curb cut just north of the entrance which was not shown on the plans and which he agreed needed to be indicated. There was further discussion regarding the inside radius for emergency vehicle turns. Mr. Moss crop advised that there was no curbing on those turns and that the Fire Department had approved. Mr. Abramson confirmed that this was allowed in certain situations as long as the shoulders had a compact base.

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Chair Breslau continued and the following resulted. 1) item three had been completed; 2) item four would be addressed as a condition of approval; 3) item five had been corrected; item six had been completed with the installation of removable bollards; 4) item seven had been corrected as was indicated on the plan sheet A-01; 5) item eight was changed to dimensional asphalt shingles; and 6) item nine was discussed at length with color chips provided in order to demonstrate the “two-tone” paint treatment on the buildings. Regarding the pitched roof, Mr. Mossdrop explained that they were pricing roof trusses and were concerned primarily with the ceiling height since the building was a gymnasium. This led to a discussion regarding the floor grade, the potential for flooding, and water retention. Ms. Jackson advised that she had no problems in applying for permits with the various agencies and spoke of a future lift station which they would eventually tie into. The Committee was concerned with the septic tanks being in the water and leaching and Vice-Chair Evans attributed it to bad planning. After considerable discussion, the Committee agreed that it would have to rely on the Engineering Department and the Health Department to resolve this issue and that it would be noted in the motion.

The photometric plan now matched the site plan and the light levels at the entrance had been increased which corrected item ten. Items 11, 12 and 13 had been corrected; however, Ms. Aitken noted that a crosswalk needed to be added to a specific location. It was agreed that “pedestrian” signs would be added at the crosswalk sites and that traffic direction signs would be added to the site plan and submitted to staff.

Having completed the list of previous recommendations, Committee members spoke of the benefits of a hip roof for the petitioner to consider. Vice-Chair Evans suggested that decorative roof supports painted the same color as the fascia boards would help to visually reduce the wall height.

Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff’s recommendations minus one, two and three which have been achieved and subject to the following conditions: 1) if exotic plants along the northern boundary were ever removed by natural causes or otherwise, a landscaping plan for that portion must be submitted to Town staff; 2) lower the floor in the gymnasium to gain more height and replace the mansard roof with a hip roof and add a minimum of two large or three cupolas to the gymnasium roof; 3) subject to engineering approval of water drainage plans and septic tank system as on page 4 of 9 with a note that the Committee expresses great concern here; 4) that color number three would be toned down for the base of the building and color number two was to be used for the cupolas on that same building; 5) for the eastern north side of the gymnasium building, remove the ‘X’ banding and add scored stucco grey base around all buildings; 6) show the gravel sidewalk along the eastern side of the existing lower elementary building on the plan; 7) add large yellow pedestrian signs in both directions at all crosswalks on the main drive and provide a traffic direction and sign plan to staff for their approval; 8) bring a color sample of the dimensional asphalt roofing to the Committee; and 9) add direct decorative roof supports all around the gymnasium building at the upper wall. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 4-0)**

4. OLD BUSINESS

Mr. Engel spoke of the poor landscape maintenance at major business locations and traffic ways within the Town and indicated that Code Compliance was not able to keep up with it and he did not know what to do. As this issue bothered other Committee members, Chair Breslau suggested that Development Services Director Mark Kutney be invited to a meeting in order to express this concern.

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5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:10 p.m.

Date Approved: _____

Chair/Committee Member